

NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

Project Name: **TRUMAN HEIGHTS SHORT PLAT**

Case Number: **PLD2006-00074; EVR2006-00068; VAR2006-00028**

Location: 3703 NE 49th Street

Request: The applicant is proposing to divide approximately 0.75 acres into 8 single-family residential, utilizing the townhouse development standards, for a property located in the R-18 zone.

Applicant: Sue Green
6700 NE 162nd Avenue, Suite 611 # 231
Vancouver, WA 98682
(360) 241-1515; (360) 891-8803 [Fax]
sgreen5590@comcast.net

Contact Person: Same as applicant

Property Owner: Same as applicant

Staff Contact: Richard Daviau, (360) 397-2375, extension 4895

Neighborhood Contact:

Truman Neighborhood Association

George & Cheryl Forkner, Interim Presidents
4113 NE 45 Avenue
Vancouver, WA 98661
696-3872
E-mail: Trumanneighborhood@msn.com

Legal Description of Property: Tax Lot 61 (149765), Located in the Southwest Quarter of Section 13, Township 2 North, Range 1 East of the Willamette Meridian.

Plan/Zone Designation: UM (Urban Medium Density Residential)/ R-18

Approval Standards/Applicable Law:

Clark County Code: Title 15 (Fire Prevention), Section 40.220.020 (Residential & Office Residential District), Section 40.260 (Special Uses & Standards), Section 40.320 (Landscaping), Section 40.350, (Transportation), Section 40.350.020 (Transportation Concurrence), Chapter 40.380 (Storm Water Drainage and Erosion Control), Sections 40.500 and 40.510 (Procedures), Section 40.540 (Land Division Ordinance), Section 40.550.020 (Variances), Section 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Application & Fully Complete Date:

Application Filed: June 23, 2006

Fully Complete: August 10, 2006

Timelines/Process:

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting Richard Daviau at **(360) 397-2375, Ext. 4895** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/development/proposedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/development/meetings.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

**Attn: Richard Daviau
Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

Or contact richard.daviau@clark.wa.gov

Date of this Notice: August 24, 2006

<p><u>Closing Date for Public Comments:</u> September 7, 2006</p>

Attachments:

- Copy of Vicinity Map
- Copy of Proposed Preliminary Plan